
Springfield UGB Review:
Commercial & Industrial Buildable
Lands Inventory

Steering Committee

July 24, 2008

State Definitions

- “Developed land” means non-vacant land that is likely to be *redeveloped* during the planning period.
- “Vacant land” means a lot or parcel:
 - (a) Equal to or larger than one half-acre not currently containing permanent buildings or improvements; or
 - (b) Equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

Redevelopment



- Continuum – more to less redevelopment potential
- Common indicators:
 - Improvement to land value ratio
 - Building coverage
 - Adjacent uses
 - Location
 - Non-conforming uses
- Challenge: incomplete data

Redevelopment Scenarios

- Redevelopable
 - High potential: lots with improvement to land value ratios <0.3
 - Medium potential: lots with improvement to land value ratios <0.4 or building coverage <0.1
 - Low potential: lots with improvement to land value ratios <0.5 or building coverage <0.2

Commercial and Industrial Land by Classification: Redevelopment Potential City of Springfield Oregon

Legend

-  City Limits
-  Urban Growth Boundary



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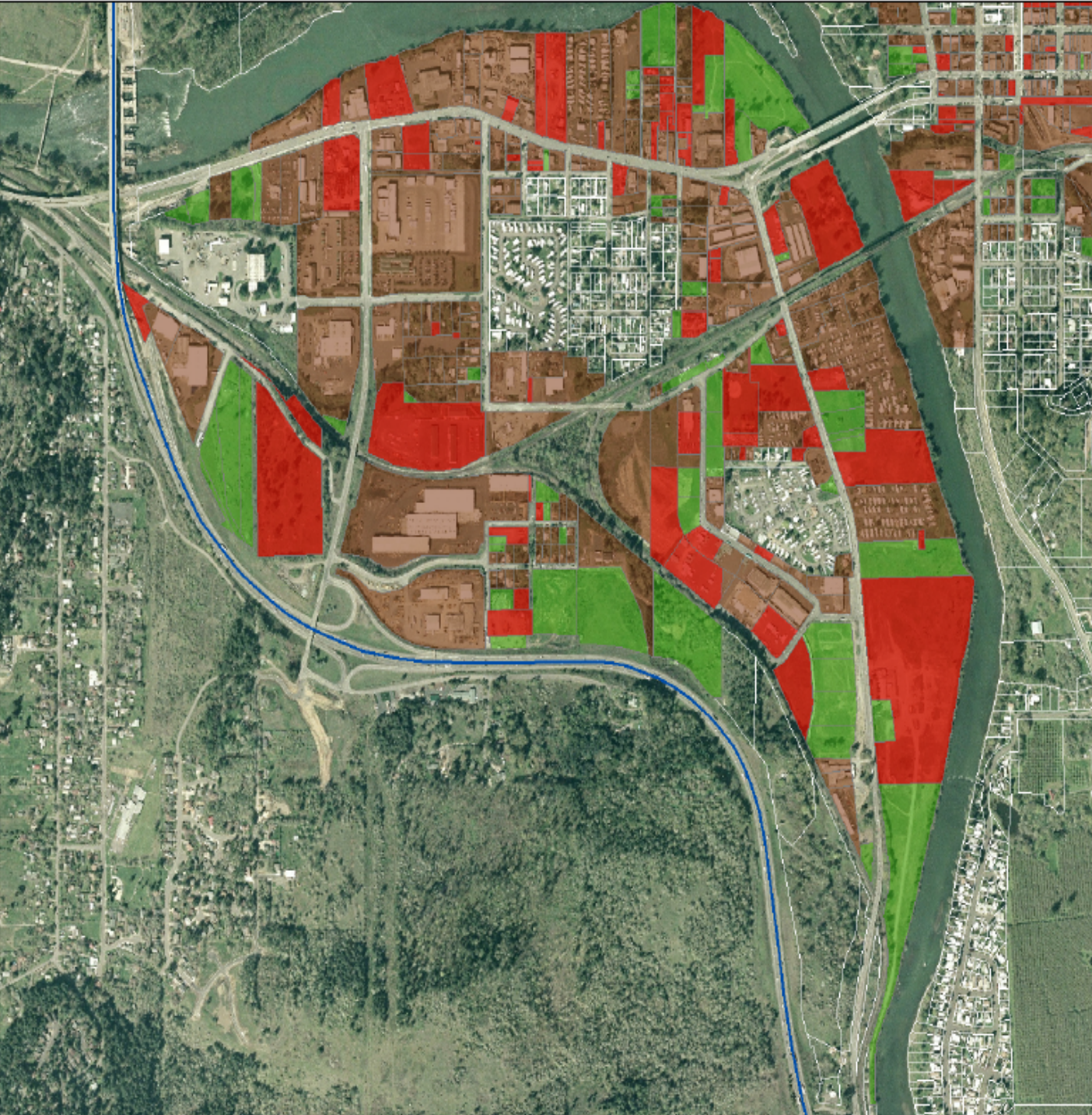
Commercial and Industrial Land by Classification: Redevelopment Potential City of Springfield Oregon

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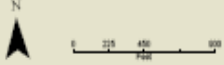
- City Limits
- Urban Growth Boundary

Classification

- Developed
- Redevelopment Potential - Higher
- Vacant



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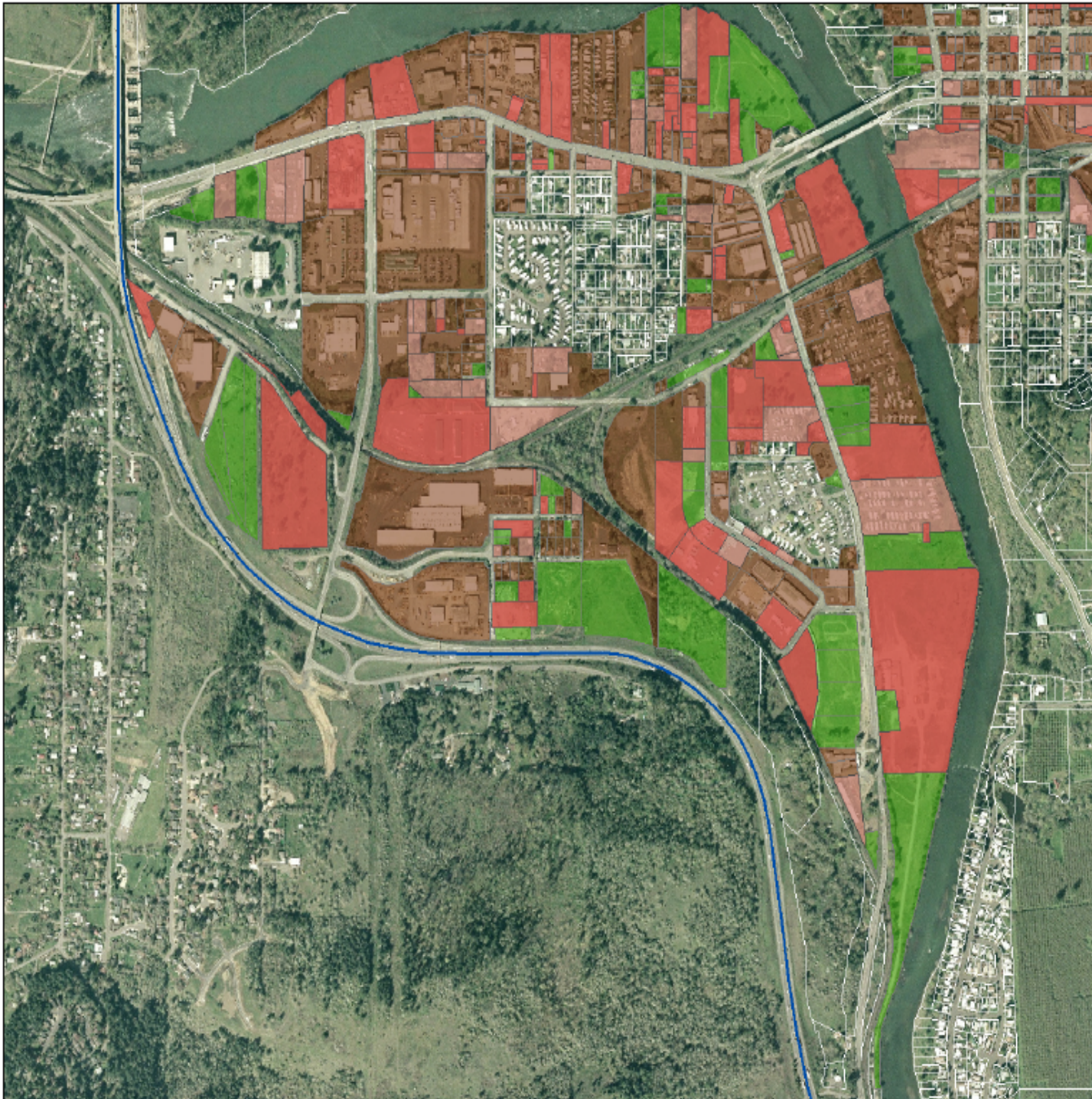
Commercial and Industrial Land by Classification: Redevelopment Potential City of Springfield Oregon

Legend

- City Limits
- Urban Growth Boundary

Classification

- Developed
- Redevelopment Potential - Higher
- Redevelopment Potential - Medium
- Vacant





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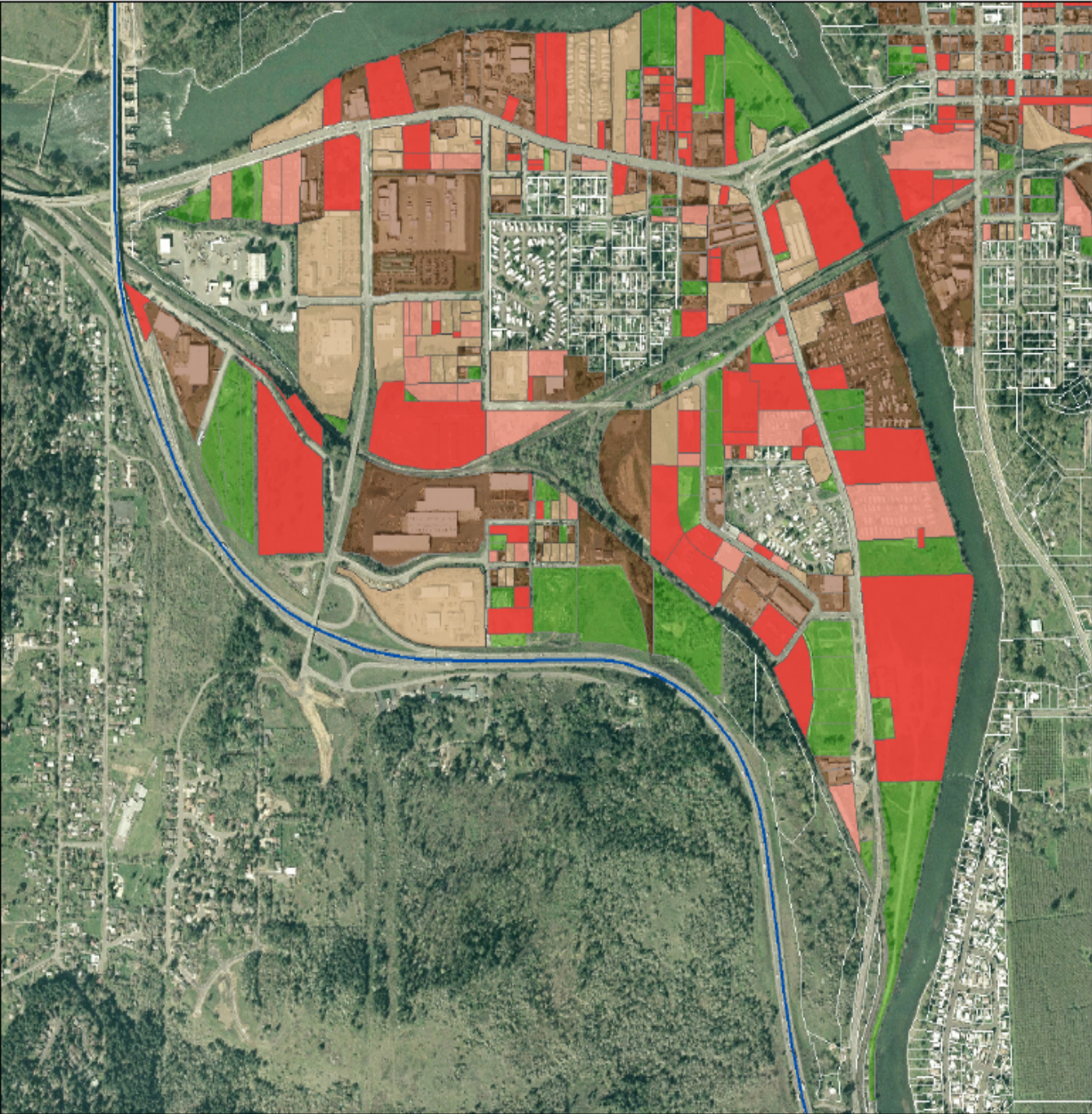
Commercial and Industrial Land by Classification: Redevelopment Potential City of Springfield Oregon

Legend

-  City Limits
-  Urban Growth Boundary

Classification

-  Developed
-  Redevelopment Potential - Higher
-  Redevelopment Potential - Medium
-  Redevelopment Potential - Lower
-  Vacant



Recommendation

- Use “medium” redevelopment thresholds
- Make adjustments to “developed” category to recognize committed uses such as cemeteries, substations, and sites associated with operating businesses

Next Steps: CIBL

- Finalize land classifications
- Deduct constraints
- Analyze results
 - Maps
 - Tabular summaries